

Application ref: 2022/2284/P
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Date: 15 November 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Vorbild Architecture Limited
31C Canteloves Road
London
NW1 9XR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted and Warning of Enforcement Action

Address:

**31 Crediton Hill
London
NW6 1HS**

Proposal:

Enlarged driveway and hardstanding in front garden, using grass-crete paving, and associated widened dropped kerb, as an amendment to planning permission 2019/0810/P dated 10.5.19 (for Alterations to the front driveway, front steps to property and front garden).

Drawing Nos: A-(13)-01 rev 2 dated 14.05.2022; GrassPark permeable paving grid details

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans- A-(13)-01 rev 2 dated 14.05.2022; GrassPark permeable paving grid details.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless

otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted must be begun not later than the end of one year from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

Informative(s):

- 1 Reasons for granting permission.

This application has been submitted following the refusal and subsequent dismissal at appeal on 12.5.22 of an enlarged driveway and hardstanding using paviers in the front garden (ref. 2021/3191/P), which had already been installed. In the appeal decision, the Inspector did not uphold the reason for refusal based on harm to the conservation area but did uphold the refusal related to the lack of detailed measures to mitigate the loss of permeable green space, failure to be resilient to climate change, and contribution to the risk of surface water flooding.

This proposal now uses grass-crete on the driveway which currently has paviers. This would be a permeable surface and therefore mitigate the loss of green surfaces and risk to surface water flooding. It is considered that this would therefore overcome the reason for refusal upheld on appeal under ref. 2021/3191/P.

The grass-crete would have an improved visual appearance compared to the existing white paving and therefore would enhance the character and appearance of the streetscene and the conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposals would not alter access to the forecourt or change the dropped kerb arrangement. There would be no increase in off-street parking.

No objections were received prior to making this decision. The site's planning history was taken into account in coming to this decision.

The proposed development is in general accordance with policies A1, CC2, CC3, T2, D1 and D2 of the Camden Local Plan 2017 and with policies 2 and 7 of the Fortune Green and West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 5 You are advised that the Council will issue an enforcement notice to require the works of permeable paving hereby approved to be implemented within 3 months date of this decision, failing which enforcement action will be taken.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer